



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

BIRDSONG HOUSE, MANOR ROAD, TWYFORD SO21 1RJ

Guide Price £1,488,000

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Distinguished & Desirable

A TRULY DISTINGUISHED AND DESIRABLE DETACHED VILLAGE RESIDENCE IN THE HEART OF TWYFORD WITH A SELF-CONTAINED VERSATILE ANNEX
IDYLLIC VILLAGE LOCATION / GENEROUS PLOT 0.3 ACRE/ ENCHANTING WRAPAROUND GARDENS / SELF CONTAINED ANNEX

Set behind elegant wrought-iron gates in the idyllic and highly sought-after village of Twyford, this exceptional seven-bedroom detached residence offers a rare blend of refined country living, versatile accommodation and beautifully landscaped grounds of around one-third of an acre. Attractively presented across two substantial floors, boasting in excess of 3000 Sq. Ft, the home enjoys an enviable position within the catchment of Twyford St Mary's Primary School, Westgate Secondary School, Twyford Prep School and Peter Symonds College making it ideal for families seeking both lifestyle and education.

GROUND FLOOR

A warm and inviting entrance hall sets the tone, a dedicated study is positioned immediately to the left, offering a practical and well-proportioned space ideal for a home office or quiet retreat. Designed for productivity, the room enjoys good natural light and a calm outlook, making it perfect for remote work, study, or a private reading room. Conveniently located near the entrance yet separate from the main living areas, it provides both accessibility and privacy, an excellent feature for modern living or working from home. The splendid light-filled sitting room features a traditional brick-surround open fireplace creating a welcoming focal point. French doors open directly onto the stunning wrap-around gardens, allowing natural light and greenery to flood the room.

At the heart of the home lies the superb open-plan kitchen and dining room, designed for modern family living and entertaining. This impressive space features ample ivory cabinetry, sleek granite worktops, a breakfast bar and a range cooker; all perfectly complemented by a practical utility room providing excellent day-to-day functionality. The kitchen continues to a formal dining area, ideal for hosting family and friends, which flows effortlessly into a cosy snug with a charming log burner, the perfect retreat for relaxing and unwinding. There are also double doors that open onto a bright and airy conservatory, enjoying views across the palatial gardens and providing a seamless connection to the outdoors. A convenient WC completes this level.

FIRST FLOOR

Upstairs, the main house offers five beautifully proportioned bedrooms, each with their own unique character. The generous principal suite benefits from a wealth of fitted wardrobes and a luxurious four-piece en-suite bathroom, while a well-appointed family bathroom serves the remaining bedrooms.

SELF CONTAINED ANNEX - LINKED TO MAIN HOUSE

A particularly appealing feature is the versatile and profitable self-contained annex, which offers outstanding flexibility, conveniently linked to the main house but also benefits from its own private entrance, it includes a hallway, cloakroom, sitting room with French doors to the garden, and a kitchen/dining room. Upstairs are two delightful bedrooms and a shower room, making it ideal for extended family, guests, home working, or rental income. This is a rare opportunity to acquire a substantial, elegant and highly versatile village home in one of Twyford's most desirable locations, a residence that truly combines charm, space and lifestyle appeal.

GARDENS AND PARKING

The property is approached via tall wrought-iron gates set between lantern-capped pillars, opening onto a gravel driveway providing ample parking and access to the double garage. The garage benefits from a boarded loft and offers exciting potential for conversion into a home office, studio or gym (subject to consents). Two additional sheds provide further practical storage. The magnificent wrap-around gardens are a true highlight, private, mature and beautifully landscaped, featuring shaped terraces, sweeping lawns, established trees, colourful shrub borders, greenhouses and a productive vegetable garden. These glorious grounds create a wonderfully peaceful setting, perfect for entertaining, relaxing and enjoying outdoor living throughout the seasons.

TWYFORD AND SURROUNDING AREA

The property is located in the heart of Twyford, easy access to the outstanding village amenities including a post office/store with adjoining café, two pubs, a hairdresser, pharmacy, doctor's surgery and a dentist. Residents enjoy effortless access to nature: riverside walks and watermeadows along the River Itchen, and country walks on the Downs, Hunter's park and through nearby woods. Great for outdoor enthusiasts: whether you like gentle strolls, longer hikes, birdwatching or countryside cycling. Twyford's setting gives you plenty of opportunity. The village retains a sense of community and continuity. Its history is visible in the landscape and built-heritage, ancient buildings, protected downland, water meadows and a respectful balance between village life and nature. Peaceful and safe: many residents describe it as tranquil, with low levels of noise.

The nearby cathedral city of Winchester provides an extensive range of recreational, shopping and cultural facilities. A plethora of boutique shops, café bars and well-equipped gyms, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema and a cosmopolitan High Street.

Steeped in history, Winchester is England's ancient Capital City and former seat of King Alfred the Great. This vibrant and wonderful City seamlessly combines grand old architecture with 21st century art, sculpture and world-class attractions which includes the magnificent Cathedral.

The historical city of Winchester, a much sought after place to live and work,



is but a stone's throw from the South Downs National Park and a short journey to the New Forest. Ideal locations to explore either on foot or by bike - the perfect leisure escape.

Road and rail access is excellent. The M3 is 1.5 miles away providing easy access to the South Coast, the New Forest and London. The A34 connects Winchester to Oxford and the Midlands, and the West Country is accessed via the A303.

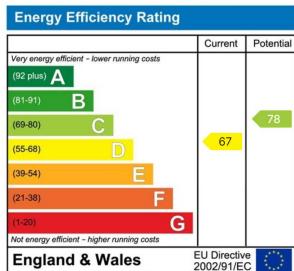
There are regular direct trains to London Waterloo from both Shawford and Winchester railway stations.

Shawford 0.9 miles (London Waterloo 79 minutes) | Winchester 4.1 miles (London Waterloo from 58 minutes) | Southampton Airport 6.1 miles | Southampton 8 miles



KEY INFORMATION

- A Distinguished And Desirable Detached Village Residence
- Superb Open Plan Kitchen/Dining Room
- West Facing Conservatory
- Five Attractive Double Bedrooms
- Self Contained Annexe - Sitting room, Kitchen/ Dining room, Two Double bedrooms And Garden
- Double Garage With Boarded Loft
- Sought After Location/ Boasts In Excess Of 3000 Sq. Ft
- Beautiful Wrap around Gardens In 0.3 Acres
- Idyllic Village Location
- Westgate Secondary School, Twyford Primary School Catchment Area And Twyford Prep school



PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

EPC - Rated D



Manor Road, Twyford, Winchester, SO21

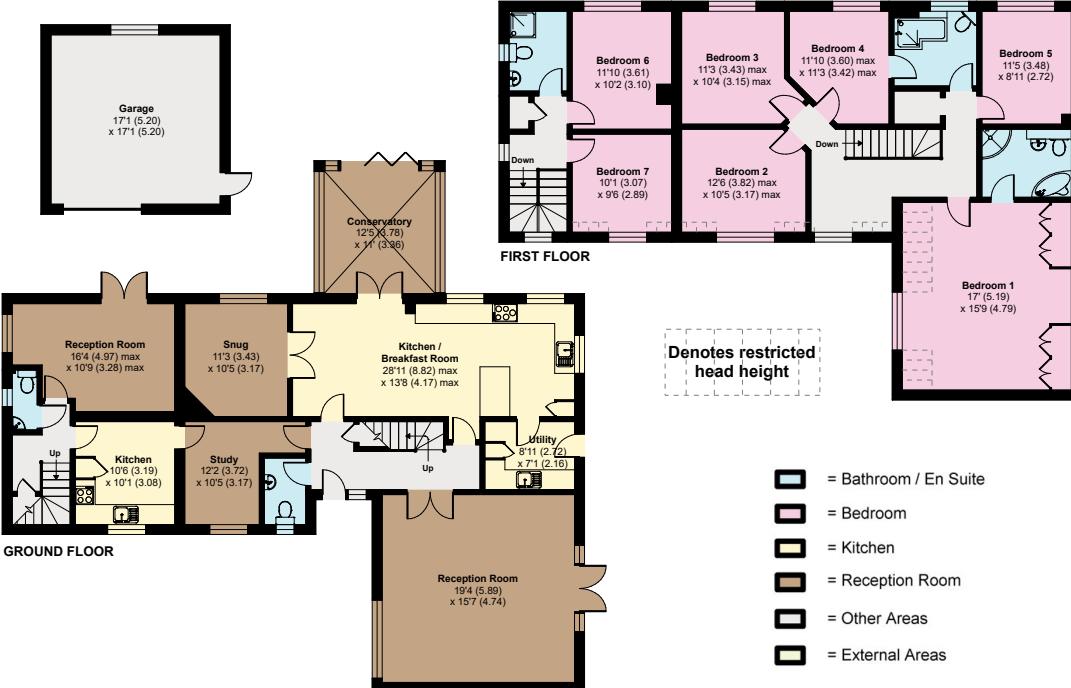
Approximate Area = 3148 sq ft / 292.4 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 3490 sq ft / 324.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Toby Gullick Independent Family Estate Agents. REF: 1399936

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.

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